



**STAFF HEARING OFFICER  
AGENDA**

**Susan Reardon**  
**Staff Hearing Officer/Senior Planner**

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**DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET  
WEDNESDAY, AUGUST 12, 2009  
9:00 A.M.**

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*Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)*

**NOTICES:**

This regular meeting of the Staff Hearing Officer will be broadcast live on City TV-18, and on your computer via [www.santabarbaraca.gov/Government/Video/](http://www.santabarbaraca.gov/Government/Video/) City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on *Friday at 1:00 p.m.* An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at [www.santabarbaraca.gov/Online Meetings](http://www.santabarbaraca.gov/Online Meetings).

This agenda schedule is subject to change. It is recommended that applicants and interested persons arrive at 9:00 A.M.

The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact City Planning staff at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday.

**AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at [www.SantaBarbaraCa.gov/sho](http://www.SantaBarbaraCa.gov/sho). Materials related to an item on this agenda submitted to the Staff Hearing Officer after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**I. PRELIMINARY MATTERS:**

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Comments from members of the public pertaining to items not on this agenda.  
[Due to time constraints, each person is limited to two (2) minutes.]

## **II. PROJECTS:**

A. **APPLICATION OF HARRISON DESIGN ASSOCIATES, AGENT FOR MELANIE ELLISON, 2050 GARDEN STREET & 314 E. PADRE STREET, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2009-00289)**

The subject application involves two adjoining properties, totaling 15,828 square feet, which will be combined through a voluntary lot merger and have frontage on both Garden and E. Padre Streets. The property at 2050 Garden Street is currently developed with a single-family residence and detached two-car garage. The property at 314 E. Padre Street is currently developed with a single-family residence. The proposed project involves restoration of the residence at 2050 Garden Street and demolition of all other structures on the two lots, the construction of a detached two-car garage with attached accessory room, a detached accessory building, and various garden amenities. The discretionary applications required for this project are Modifications to permit alterations to the front porch and the addition of a parapet within both 30' front setbacks, window changes, garden amenities, and a portion of the detached accessory building within the Padre Street 30' front setback, and alterations to an existing non-conforming garden wall located within the required 10' interior setback (SBMC §28.15.060 & 28.87.170).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner  
Email: [rmilazzo@santabarbaraca.gov](mailto:rmilazzo@santabarbaraca.gov)

B. **APPLICATION OF LORI KARL, ARCHITECT FOR JACK JEVNE, 642 LAS ALTURAS ROAD, APN 019-282-007, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2009-00088).**

The 13,123 square foot project site was previously developed with a single-family residence and attached two-car garage, which were destroyed in the Tea Fire. The project consists of construction of a 2,758 square foot, three-story residence and attached 426 square foot garage. The discretionary applications required for this project are Modifications to permit alterations and additions to the structure within the required 25' front and 10' interior setbacks (SBMC §28.15.060 and §28.15.065).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner  
Email: [rmilazzo@santabarbaraca.gov](mailto:rmilazzo@santabarbaraca.gov)

C. **APPLICATION OF BRADLEY VERNON, 581 LAS ALTURAS ROAD, APN 019-281-007, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2009-00170)**

The 18,962 square foot project site is currently developed with a partially demolished residence and garage. The proposed project involves demolition of the existing structures and replacement with a 2-story 3,520 square foot single family residence and attached 500 square foot garage. The discretionary application required for this project is a Modification to permit new construction within the required twenty-five foot (25') front setback (SBMC §28.15.060 & 28.15.065).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner  
Email: [rmilazzo@santabarbaraca.gov](mailto:rmilazzo@santabarbaraca.gov)

D. **APPLICATION OF JAN R. HOCHHAUSER FOR LES HLAVICKA, 350 CONEJO ROAD, APN 019-061-001, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2009-00303)**

The 9,392 square foot project site was previously developed with a single-family residence and a detached one-car carport, which were destroyed in the Tea Fire. The project consists of construction of a 2,525 square foot residence with an attached 475 square foot two-car garage and site retaining walls. The discretionary applications required for this project are Modifications to permit new construction within both required 35' front setbacks, the 15' interior setback and in the required open yard area (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 & 15305.

Case Planner: JoAnne La Conte, Assistant Planner  
Email: [jlaconte@santabarbaraca.gov](mailto:jlaconte@santabarbaraca.gov)

E. **APPLICATION OF CHRISTINE PIERRON & MARK WIENKE, ARCHITECTS FOR TRANSITION HOUSE, 421 E. COTA STREET, APN 031-160-016, C-M ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2009-00250)**

The project consists of the demolition of an existing two-story, 7,566 square foot mixed-use residential and commercial building, and the construction of a new 9,839 square foot complex consisting of a mixed-use building containing a 2,291 square foot child care center and two new 1,009 square foot, three-bedroom apartment units, and a residential building containing six new 713 square foot,

two-bedroom apartment units. The eight new residential apartments would be targeted for low-income families with special needs. Both the mixed-use and residential buildings would have a maximum height of 36 feet. A total of 715 cubic yards of grading (115 cubic yards of cut and 600 cubic yards of fill) is proposed. The one acre project site also contains a 14,080 square foot mixed-use building, with eight apartment units, classrooms, and offices, which would remain.

The discretionary applications required for this project are:

1. A Parking Modification to allow less than the required number of parking spaces (SBMC §28.90.100 and §28.92.110); and
2. An Outdoor Living Space Modification to allow less than the required minimum size and dimension of the private outdoor living spaces (SBMC §28.69.081 and §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15332 (Infill Development Projects).

Case Planner: Daniel Gullett, Associate Planner  
Email: dgullet@santabarbaraca.gov

### **III. ADJOURNMENT:**

## **CITY OF SANTA BARBARA STAFF HEARING OFFICER MEETING PROCEDURES**

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The public is invited to speak on any item on the Staff Hearing Officer Agenda. After receiving recognition from the Staff Hearing Officer, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Staff Hearing Officer introduces the item is as follows:

1. Presentation by Staff (3 minutes)\*.
2. Presentation by Applicant (5 minutes)\*.
3. Public Hearing\*.
4. Additional response by Applicant/Staff (5 minutes)\*.
5. Questions and comments by the Staff Hearing Officer.
6. Staff Hearing Officer Consideration of Findings and Conditions of Approval.
7. Action taken by the Staff Hearing Officer.

**\*Time may be extended or limited by the Staff Hearing Officer.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Staff Hearing Officer may limit time allotted to each speaker.

**WRITTEN COMMENT PROCEDURE:** Written testimony is invited and will be entered into the public record. Written information can be submitted prior to the meeting to the Planning Division Office, 630 Garden Street. Only one copy is required. Longer written statements must be submitted as early as possible to allow the Staff Hearing Officer time to adequately consider the information. The preferred submittal time for written statements is Friday at noon for the following Wednesday's meeting. Written statements submitted at the meeting are limited to two (2) pages and three (3) copies are required.

It is not possible to determine the precise time an item will be heard. The Staff Hearing Officer meetings are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Staff Hearing Officer.

**APPEALS AND SUSPENSIONS:** Some of the items before the Staff Hearing Officer may be appealed to the Planning Commission or the City Council pursuant to Santa Barbara Municipal Code Section 27.40.060, Appeals and Suspensions. The Planning Commission may take action to suspend any decision of the Staff Hearing Officer and schedule a public hearing before the Planning Commission to review said decision. Any appeal or suspension must be filed with the Community Development Department within ten calendar days of the date of the Staff Hearing Officer's decision. For further information on appeals or suspensions, contact the Planning Division Staff.

Any further information on the Staff Hearing Officer or Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at (805) 564 -5470.

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